

PLANNING COMMISSION MINUTES

January 31, 2001

CALL TO ORDER:

Vice-Chairman Dan Maks called the meeting to order at 7:05 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Planning Commissioners Bob Barnard, Gary Bliss, Chuck Heckman, Eric Johansen and Brian Lynott. Chairman Vlad Voytilla was excused.

Associate Planner Tyler Ryerson, City Utilities Engineer David Winship, Engineering Technician II Charlie Harrison, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff. Associate Planner Scott Whyte was in attendance.

The meeting was called to order by Vice-Chairman Maks, who presented the format for the meeting.

VISITORS:

Vice-Chairman Maks asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATIONS:

On question, staff indicated that there were no staff communications at this time.

NEW BUSINESS:

Vice-Chairman Maks opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

1 **PUBLIC HEARINGS:**

2
3 **A. CUP 2000-0027 -- SORRENTO WATER WORKS EXPANSION**
4 **CONDITIONAL USE PERMIT**

5 Request for approval of a Conditional use Permit (CUP) for the proposed
6 expansion of an existing conditional use of an existing water works facility at
7 7850 SW 136th Avenue, including the addition of a drinking water well pump
8 house, associated landscaping, paving and utilities. The development proposal is
9 located on Assessor's Map 1S1-21CD, Tax Lot 200. The site is zoned Urban
10 Standard Density (R-5) and is approximately 1.66 acres in size.

11
12 Commissioners Heckman, Johansen, Barnard and Bliss and Vice-Chairman Maks
13 indicated that they had visited and were familiar with the site.

14
15 Commissioner Lynott indicated that he had not visited but was familiar with the
16 site.

17
18 Associate Planner Tyler Ryerson presented a video illustrating and describing the
19 site and plans for the proposed Sorrento Water Works Expansion.

20
21 7:12 p.m. – Chairman Voytilla arrived, accepted the gavel from Vice-Chairman
22 Maks and presided over the remainder of the meeting.

23
24 Mr. Ryerson presented the Staff Report and described the proposed expansion to
25 the facility, noting that he expects that the applicant will provide greater technical
26 detail. He mentioned that the City of Beaverton has utilized this particular site for
27 the operation of a well, pumping facility and above-ground storage facility since
28 1946, adding that the property currently contains a water well pump house, an
29 emergency generator, a storage/office pump station building and two above-
30 ground reservoirs. In addition to the proposed well pump house, the project
31 proposal includes landscaping, minor grading and asphalt pavement to the well
32 house and the extension of utilities. There are no additional specific parking
33 designations proposed, and access would be continued from 136th Avenue, with
34 minor access, through an easement, towards Hanson Road. He called attention to
35 a necessary correction on page 8 of the Staff Report, as follows: "The well house
36 is 20 feet to Reservoir ~~#1~~ #2." Concluding, he recommended approval of the
37 application and offered to respond to any comments or questions.

38
39 Commissioner Heckman questioned the involvement of any Neighborhood
40 Association in this application.

41
42 Mr. Ryerson advised Commissioner Heckman that there had been a mandatory
43 neighborhood review meeting, adding that the City Water Division had hosted an
44 actual open house.

45

1 Commissioner Heckman questioned whether there would be differences in the
2 design features for equipment storage and a pump house.

3
4 Mr. Ryerson informed Commissioner Heckman that the application indicates the
5 location for a future application for a storage facility, although this particular
6 application focuses only on the water well pump house.

7
8 Commissioner Heckman requested further information regarding the louvers,
9 noise filtration and the proposed number of pumps.

10
11 Mr. Ryerson advised Commissioner Heckman that the applicant would address
12 these issues.

13
14 Commissioner Heckman requested clarification of what he thought appears to be
15 an administration building.

16
17 Mr. Ryerson discussed several buildings located to the north of the tanks.

18
19 Commissioner Heckman questioned the necessity of obtaining a transcript of the
20 Open House and requested clarification of whether the Public Works Department
21 still utilizes this site for tree and plant storage.

22
23 Mr. Ryerson commented that while it appears some of the plants appear to be left
24 over, he does not believe the site is still utilized for this specific purpose.

25
26 Commissioner Lynott questioned the amount of potable water the City of
27 Beaverton consumes on a daily basis.

28
29 Mr. Ryerson advised Commissioner Lynott that City Utilities Engineer David
30 Winship could provide this information.

31
32 Commissioner Johansen referred to the 1993 CUP, noting that there had been
33 some provision for plant storage on the site and that he thought he had heard
34 Commissioner Heckman state that this particular use had been vacated.

35
36 Mr. Ryerson informed Commissioner Johansen that during his visit to the site he
37 had observed only a couple of small bushes or shrubs. He noted that the 1993
38 CUP had approved a shade shed, which no longer exists.

39
40 **APPLICANT:**

41
42 **LAURA JACKSON**, representing *W & H Pacific*, stated that the proposed
43 project meets the criteria for the approval of a conditional use in the R7 zone.
44 She explained that the proposed project, which she described as a twenty foot by
45 thirty foot thirteen foot tall building, will house the well-head, pumping
46 equipment and water disinfection equipment, as illustrated on the video. She

1 pointed out that it is necessary to protect this electrical equipment from the
2 weather, adding that public health and sanitation issues are also involved,
3 necessitating that these facilities be contained in locked and inaccessible
4 structures. She commented that the structure would also assist in containing the
5 noise associated with the pump facility. Observing that water quality and quantity
6 is a source of concern in Washington County, she noted that the City of Beaverton
7 has worked with other area water providers in an effort to develop a long-term
8 strategy for meeting consumer needs. She stated that the Comprehensive Plan
9 provides that the City meet an obligation to provide adequate urban services to the
10 City of Beaverton.

11
12 Ms. Jackson referred to the revised landscaping plan and explained that this
13 revision includes a smaller number of small Evergreen trees, Douglas Fir trees
14 and Cedar trees, in order to retain the forested look and minimize the risk of
15 damaging existing trees and root zones. She pointed out that the siting of the
16 building meets the minimum setback requirements, adding that the building has
17 been designed to resemble a small, single-story house. She explained that the
18 colors have been selected to match the existing colors on the site. Observing that
19 the site will remain fenced, she stated that the proposed building would not be
20 staffed full-time and that telecommunications and computers would be
21 programmed to turn valves and pumps off and on. She stated that the City
22 anticipates one or two visits to the building on a daily basis, in order to make
23 certain that the facility is operating smoothly. She mentioned that staff concurs
24 with and accepts responsibility for compliance with the stipulated Conditions of
25 Approval.

26
27 **CHARLIE HARRISON**, representing the City of Beaverton, presented drawings
28 of the revised landscaping plan.

29
30 Commissioner Heckman requested clarification of whether the proposal involves
31 one or two additional pumps.

32
33 **DAVID WINSHIP**, representing the City of Beaverton, advised Commissioner
34 Heckman that the application provides for a single vertical turban pump that is
35 situated on top of the well head, adding that the pump, which is still being
36 designed, would have somewhere between 100 and 225 horsepower.

37
38 Commissioner Heckman questioned the noise level that would be generated 120
39 feet from the building.

40
41 Mr. Winship advised Commissioner Heckman that while he is not able to provide
42 the noise decibel number, the level would compare closely to that of the existing
43 well that has been on site since 1946. He described the current system, which was
44 constructed in the 1980's and renovated in the 1990's, adding that no complaints
45 have been received. He emphasized that the facility would produce twice as
46 much water, from 1 million to 2 million gallons per day.

1 Commissioner Heckman questioned the longest period of time that staff
2 anticipates that it could be necessary for the facility to operate on emergency
3 power.

4

5 Mr. Winship assured Commissioner Heckman that it has not become necessary
6 for the facility to operate on emergency power for a period of time exceeding one
7 day, adding that he had received no complaints from neighbors regarding the
8 operation of this diesel equipment.

9

10 Commissioner Heckman questioned how the pump is started.

11

12 Mr. Winship advised Commissioner Heckman that the variable speed pump is
13 ramped up very slowly until it reaches operating capacity.

14

15 Chairman Voytilla requested clarification of whether water treatment would be
16 done on site.

17

18 Mr. Winship informed Chairman Voytilla that no water treatment, other than
19 disinfection, would be done on site. He described the tablet chlorine system that
20 would be utilized, noting that while chlorine gas is the cheapest, proper equipment
21 to utilize the chlorine gas is extremely expensive.

22

23 Chairman Voytilla questioned whether the material would be stored in a granule
24 form or a tablet form.

25

26 Mr. Winship clarified that the tablets, which are actually approximately seven feet
27 tall, mix in a water solution that is injected, under pressure, into the system.

28

29 Chairman Voytilla referred to the Fir trees proposed for the site, specifically
30 whether there is any concern with windstorms or other potential problems with
31 immature trees.

32

33 Mr. Winship emphasized that he has concerns with these trees, adding that he has
34 requested that they be moved away from reservoirs, commenting that the existing
35 trees would most likely cause problems first.

36

37 Commissioner Lynott questioned the average daily consumable intake of potable
38 water within the City of Beaverton.

39

40 Mr. Winship advised Commissioner Lynott that with four providers in the City of
41 Beaverton, the average daily demand is approximately 8.5 million gallons per
42 day. He pointed out that this amount peaks during the summer, adding that last
43 summer's peak was just under 16 million gallons per day.

44

45 Commissioner Lynott requested clarification of the maximum amount of potable
46 water that could be produced at this facility.

1 Mr. Winship explained that the treatment plant is jointly owned with the City of
2 Hillsboro, the City of Forest Grove and Tualatin Valley Water District, adding
3 that this facility would generate 70 million gallons of water per day. He clarified
4 that the City of Beaverton owns a certain percentage and is entitled to a certain
5 amount of this water, emphasizing that our City is located at "the end of the
6 straw", so to speak. He described the new pipeline under construction between
7 the City of Hillsboro and the City of Forest Grove and efforts to minimize the
8 heavy costs of the water transmission systems.

9

10 Requesting clarification of a "worst case scenario" Commissioner Lynott
11 questioned what could actually cause closure of the facility and termination of the
12 production of water.

13

14 Mr. Winship advised Commissioner Lynott that if the power goes down, the
15 twenty million gallons of water in storage would deplete within a half day during
16 the summer, adding that 44 million gallons were used last summer during the
17 peak day. He pointed out that there are also numerous connections available with
18 other water providers that could be utilized, if it becomes necessary.

19

20 Referring to a past rezone in the area of Scholls Ferry Road and Murray
21 Boulevard, Commissioner Maks mentioned limitations on the number of units due
22 to water pressure availability. He questioned whether this additional pump would
23 resolve this issue with available water pressure.

24

25 Mr. Winship commented that this issue has been fully resolved and that there are
26 no longer any capacity issues as described by Commissioner Maks.

27

28 Commissioner Johansen questioned procedures for addressing potential water
29 contamination issues.

30

31 Mr. Winship advised Commissioner Johansen that this involves many
32 components and described the process for blending the product, adding that there
33 are generally no complaints. He described future plans for third and fourth wells
34 to serve the City.

35

36 Commissioner Barnard requested clarification of what actually prevents the water
37 geologically from simply joining the water table.

38

39 Mr. Winship described a wellhead protection study, which had determined that
40 water travels roughly one quarter of a mile in an approximately ten-year period of
41 time. Emphasizing that this water travels extremely slowly, he pointed out that it
42 doesn't really mix and that there is not much risk of other wells drawing high
43 amounts of water from this source.

44

45 Commissioner Heckman and Chairman Voytilla expressed their appreciation to
46 Mr. Winship for the information he had provided.

1 **PUBLIC TESTIMONY:**

2
3 On question, no member of the public appeared to testify.

4
5 On question, neither the City Attorney nor staff had any comments.

6
7 The public portion of the Public Hearing was closed.

8
9 Commissioners Barnard, Lynott, Johansen, Heckman, Maks and Bliss and
10 Chairman Voytilla all expressed their support of the application.

11
12 Commissioner Bliss **MOVED** and Commissioner Lynott **SECONDED** a motion
13 that CUP 2000-0027 -- Sorrento Water Works Expansion Conditional use Permit,
14 be approved, based upon the testimony, reports and exhibits presented during the
15 Public Hearing on the matter and upon the background facts, findings and
16 conclusions found in the Staff Report dated January 24, 2000, as amended,
17 including Conditions of Approval Nos. 1 through 5, and based upon this Public
18 Hearing.

19
20 Motion **CARRIED**, unanimously.

21
22 **MISCELLANEOUS BUSINESS:**

23
24 Chairman Voytilla discussed the work session/orientation scheduled for next
25 week, adding that the items for discussion have been submitted to staff. He noted
26 that dinner would be provided for this session, which is scheduled for 6:30 p.m.

27
28 Assistant City Attorney Naemura suggested that consideration be given to any
29 addition or updates to the by-laws.

30
31 Commissioner Maks expressed his opinion that this is a good suggestion, adding
32 that there should be some discussion regarding some way to modify a condition in
33 the by-laws, which provide for no motion for reconsideration.

34
35 The meeting adjourned at 8:53 p.m.